Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

July 7, 2011

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

HEARING ON AMENDMENT TO COUNTY CODE (TITLE 22 - PLANNING AND ZONING) TO ESTABLISH THE STONYVALE COMMUNITY STANDARDS DISTRICT
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

1. Approve the recommendation of the Regional Planning Commission to amend the County Code to establish the Stonyvale Community Standards District as reflected in the draft ordinance.

2. Instruct County Counsel to prepare an ordinance amending the County Code as recommended by the Regional Planning Commission.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On November 30, 2010 your Board adopted a motion (74-D) that instructed the Director of Planning to prepare a Community Standards District (CSD) for the unincorporated community of Stonyvale, a private inholding of 30 parcels totaling slightly more than 57 acres in the Angeles National Forest, which was destroyed in the 2009 Station Fire. The intent of the CSD is to modify two development standards of the community's A-1-1 base zoning to facilitate construction of single-family residences and accessory structures in a manner that substantially approximates the character of the community prior to the fire. Current regulations of other County agencies such as Building and Safety, Environmental Health, and Fire that affect the Stonyvale community are not modified by the CSD.

The 2009 Station Fire that engulfed the Angeles National Forest burned more than 160,000 acres and destroyed more than 80 homes. The Stonyvale community suffered

the loss 18 of the 22 homes that existed before the fire. As the residents went about reorganizing their lives following the fire they collaborated closely with all County permitting agencies to start the process of reestablishing their community to the way it was before the fire. Emergency Oak Tree Permits have been issued and will continue to be issued as necessary by the Forestry Division. Fire has determined that water capacity for fire protection that existed before the fire is sufficient and that water tanks can continue to be used. Public Works has conducted a road survey to determine the true location of parcels as they front Stonyvale Road.

Preparation of the CSD focused on three issues central to the Stonyvale residents' desires for reestablishing their community as it was before the fire—front setbacks, wall heights and horse-keeping. Front setbacks and wall heights are addressed in the CSD to meet the unique development conditions and security needs in the community. Horse-keeping was explored as residents had expressed a desire in stabling up to three horses on parcels of .6 acres or more. Staff research subsequently found that 23 of the 30 parcels far exceed the minimum 15,000 square feet necessary to keep three horses for personal use as defined in Title 22. Property owners of the remaining seven parcels that are less than .6 acres did not desire to have horses on their property. Therefore, it is not necessary to include a horse-keeping provision in the CSD.

The road survey conducted by Public Works demonstrated that there is substantial overlap of public right of way into private property on many parcels to the north of Stonyvale Road. This combined with the proximity of the Big Tujunga Wash to parcels south of Stonyvale Road is the basis for three foot front yard setbacks to allow flexibility in locating residences on parcels. The maximum allowable wall height of eight feet in all setbacks addresses security concerns in the community.

IMPLEMENTATION OF COUNTYWIDE STRATEGIC PLAN GOALS

The proposed CSD promotes Goal 1: Operational Effectiveness; and Goal 3: Community and Municipal Services, of the County's Strategic Plan. The proposed CSD provides a customer-oriented and efficient process for development by establishing standards suitable for the unique conditions of the Stonyvale community.

FISCAL IMPACT

Implementation of the proposed ordinance will not result in any loss of revenue to the County or in significant new costs to the Department of Regional Planning or other County departments. Adoption of this ordinance will not result in the need for additional departmental staffing.

OPERATING BUDGET IMPACT

The proposed ordinance will not result in additional net County costs.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Regional Planning Commission conducted a public hearing regarding the proposed ordinance on June 15, 2011. The Commission heard testimony from one individual in support of the proposal. The Commission recommended approval of the proposed ordinance by your Board. In their discussion of the proposed ordinance the Commission expressed concern about the general safety of residents and emergency personnel in the instance of natural disasters that may befall the Stonyvale community in the future. The Commission requested further information on pending state legislation regarding fire prevention fees. Staff research found that the Stonyvale community area was not subject to the pending legislation.

A public hearing is required pursuant to Section 22.16.200 of the County Code and Section 65856 of the Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.60.174 and 175 of the County Code. These procedures exceed the minimum standards of Section 6061, 65090, and 65856 of the Government Code relating to notice of public hearing.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the proposed ordinance will not significantly impact County services.

ENVIRONMENTAL DOCUMENTATION

The 2009 Station Fire in the Angeles National Forest resulted in the Governor of California declaring a state of emergency (Executive Order S-05-09). Staff determined, in consultation with County Counsel, that the proposed ordinance is statutorily exempt under the Public Resources Code § 21172, Inapplicability to Project in Emergency Disaster Area; and categorically exempt under CEQA Guideline § 15269(a), Emergency Projects. A Notice of Exemption was prepared in accordance with CEQA Guideline § 15062.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING

Richard J. Bruckner
Director

RJB:JS:MH:mh

Attachments:
1. Project Summary

2. Summary of Regional Planning Commission Proceedings
3. Resolution of the Regional Planning Commission
4. Recommended Ordinance for Board Adoption
5. Environmental Document
6. Legal Notice of Board Hearing
7. List of Persons to be Notified

c: Chief Executive Officer
County Counsel
Executive Officer, Board of Supervisors
Auditor-Controller
Director, Department of Public Works
Assessor

Attachment 1: Project Summary

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

PROJECT SUMMARY

PROJECT DESCRIPTION:	Proposed amendment to Title 22 (Planning and Zoning) to establish the Stonyvale Community Standards District.
REQUEST:	Adoption of the proposed amendment to Title 22; Advance Planning Case No. 201100002.
LOCATION:	An unincorporated private inholding of approximately 57 acres along Stonyvale Road in the Angeles National Forest comprised of thirty parcels accessible from the intersection of Vogel Flats Road and Big Tujunga Canyon Road.
APPLICANT OR SOURCE:	Board of Supervisors directive
STAFF CONTACT:	Mr. Mark Herwick at (213) 974-6470
RPC HEARING DATE:	June 15, 2011
RPC RECOMMENDATION:	Board public hearing to consider adoption of the proposed amendment
MEMBERS VOTING AYE:	Commissioners Helsley, Louie, Modugno, Pedersen, and Valadez
MEMBERS VOTING NAY:	None
MEMBERS ABSENT:	None
MEMBERS ABSTAINING:	None
KEY ISSUES:	On November 30, 2010 the Board adopted a motion that instructed the Director of Planning to prepare a Community Standards District (CSD) for the unincorporated community of Stonyvale, which was destroyed by the 2009 Station Fire. The intent of the CSD is to modify some development standards of the community's A-1-1 base zoning to facilitate construction of single-family residences and accessory structures in a manner that substantially

approximates the character of the community prior to the fire.

The CSD accounts for the unique development conditions and security needs of the Stonyvale community by allowing a three foot front setback and an eight foot height limit for walls and fences in all setbacks. The CSD provides the flexibility required by Stonyvale residents to get their community back to the way it was before the Station Fire.

MAJOR POINTS FOR:

The CSD will accommodate building of single-family residences and accessory structures in the unique development conditions of the Stonyvale community.

MAJOR POINTS AGAINST:

A future natural disaster may endanger the Stonyvale community residents and emergency responders.

Attachment 2: Summary of Regional Planning Commission Proceedings

REGIONAL PLANNNING COMMISSION
SUMMARY OF PUBLIC HEARING PROCEEDINGS

PROPOSED AMENDMENT TO COUNTY CODE TITLE 22 (PLANNING AND ZONING) TO ESTABLISH THE STONYVALE COMMUNITY STANDARDS DISTRICT

June 15, 2011

The Commission conducted a public hearing to consider the proposed amendment to Title 22 to establish the Stonyvale Community Standards District on June 15, 2011. The amendment was initiated by a Board of Supervisors motion on November 30, 2010.

Regional Planning staff made a presentation concerning the proposed amendment. Staff explained the destruction of the Stonyvale community caused by the 2009 Station Fire and the desire of the residents to get the community back to the way it was before the fire.

Citing the unique development conditions and security issues faced by Stonyvale residents, staff discussed the features of the CSD. Staff explained that the CSD would modify the base A-1-1 zone to allow three foot front setback and eight foot wall height in all setbacks.

One member of the public spoke in favor of the proposed amendment, and no members of the public spoke in opposition to the proposed amendment.

The Commission closed the public hearing and approved the proposed amendment with a concern that Stonyvale residents and emergency responders could be endangered in the event of a future natural disaster. Commissioners Helsley, Louie, Modugno, Pedersen, and Valadez voted aye. Staff was then instructed to transmit the item to the Board of Supervisors for consideration in a public hearing.

Attachment 3: Resolution of the Regional Planning Commission

RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES

WHEREAS, The Regional Planning Commission of the County of Los Angeles has reviewed the matter of an amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code relating to the establishment of the Stonyvale Community Standards District; and

WHEREAS, the Regional Planning Commission finds as follows:

1. The unincorporated community of Stonyvale is part of the Fifth Supervisorial District. The community is located in the foothills of the Angeles National Forest, bordered on the north by Big Tujunga Canyon Road, on the south by the Big Tujunga Wash and is bisected by Stonyvale Road.

2. A private inholding of 30 A-1-1 zoned parcels in the Angeles National Forest, the Stonyvale community is rural and the majority of residences in the community were destroyed by the 2009 Station Fire.

3. On August 28, 2009 the Governor of California issued Executive Order S-05-09 proclaiming a state of emergency in the County of Los Angeles resulting from the Station Fire.

4. The residents of the community of Stonyvale organized after the Station Fire to coordinate with pertinent County permitting agencies to facilitate reestablishment of the community to the way it was before the fire.

5. On November 30, 2010 the Board of Supervisors adopted motion 74-D directing Regional Planning to prepare a Community Standards Districts (CSD) that considered alternative front setbacks and wall heights, and horse-keeping.

6. Staff worked closely with the ad hoc community group representing the Stonyvale community in the development of the CSD, including participation in a community-led tour on December 16, 2010 and in face-to-face meetings on January 27 and April 28, 2011.

7. The proposed CSD will ensure the community character that existed prior to the Station Fire will continue when construction of new single-family residences and accessory structures occurs by establishing development standards pertaining to front setbacks and wall heights.

8. Staff determined, in consultation with County Counsel, that the project is statutorily exempt under the Public Resources Code § 21172, Inapplicability to Project in Emergency Disaster Area; and categorically exempt under CEQA Guideline § 15269(a), Emergency Projects.

NOW, THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends that Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the proposed amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code relating to establishing the Stonyvale Community Standards District (CSD); and

2. Adopt the attached ordinance establishing the Stonyvale CSD, and determine that it is compatible with and supportive of the goals and policies of the Los Angeles County General Plan.

I hereby certify that the foregoing resolution was adopted by a majority of the members of the Regional Planning Commission in the County of Los Angeles on June 15, 2011.

Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM:
OFFICE OF THE COUNTY COUNSEL

By _____

ELAINE LEMKE
Principal Deputy County Counsel

Attachment 4: Recommended Ordinance for Board Adoption

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, relating to establishing the Stonyvale Community Standards District.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.44.110 is hereby amended to read as follows:

22.44.140 List of districts.

The following community standards districts are added by reference, together with all maps and provisions pertaining thereto:

District Number	District Name	Ordinance of Adoption	Date of Adoption
• • •	• • •	• • •	• • •
37	Stonyvale	2011-XXXX	X-X-2011

SECTION 2. Section 22.44.146 is hereby added to read as follows:

22.44.146 Stonyvale Community Standards District.

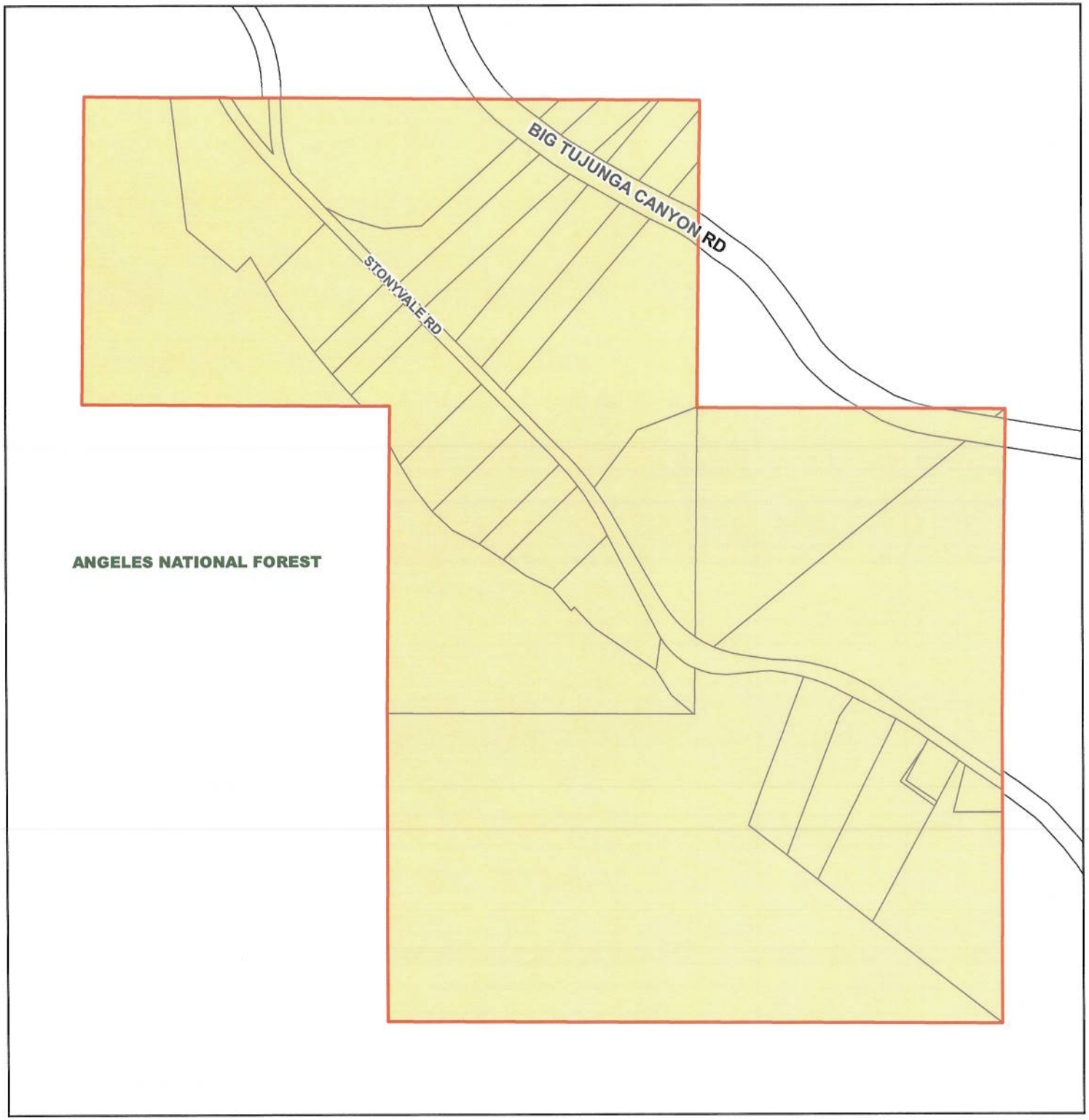
A. Intent and Purpose. The Stonyvale Community Standards District (CSD) is established to facilitate the construction of single-family residences, accessory structures, fences and walls, in the area affected by the 2009 Station Fire, without endangering the health and safety of residents. This CSD does not waive any other County codes, or any local, state, and federal regulations.

B. District Boundary. The CSD boundary is shown on the map following this section.

C. Community-wide Development Standards.

1. Front yard. The minimum front yard is three feet, as measured from Stonyvale Road's edge of pavement or edge of road right-of-way, whichever is greater. Sections 22.48.060, 22.48.070, and 22.48.080 are not applicable.

2. Fences and walls. The maximum height of fences and walls, including retaining walls, in any required yard is eight feet.



Boundary of Stonyvale Community Standards District

Legend:

CSD Boundary

Note: The area mapped is entirely within the unincorporated community of Antelope Valley and Angeles National Forest.

Key Map:

0 75 150 300
Feet

Los Angeles County
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Attachment 5: Environmental Document

NOTICE OF EXEMPTION

TO: County Clerk (Environmental Filings)
County of Los Angeles
12400 E. Imperial Highway, Rm. 2001
Norwalk, CA 90650

FROM: Department of Regional Planning
320 W. Temple Street, Rm.1340
Los Angeles, CA 90012

SUBJECT:

Filing Notice of Exemption in compliance with Section 15062 of the Public Resources Code.

Project Title: Project No. R2011-00173-(5), Stonyvale Community Standards District; Permit No. RADV201100002

Project Location: Several private inholdings in the Angeles National Forest comprised of thirty parcels of approximately fifty-seven acres, accessible from the intersection of Vogel Flats Road and Big Tujunga Canyon Road, within the unincorporated community of Stonyvale.

Project Description: A proposal for a Community Standards District (CSD) zoning overlay ordinance intended to retain the unique character of the unincorporated community of Stonyvale as it existed prior to the 2009 Angeles National Forest Station Fire. The proposed CSD will allow minimum three foot front yard setback and maximum fence and wall height of eight feet within front, corner side, interior side, and rear yards. The proposed CSD ordinance is regulatory in nature and does not propose any development, uses, densities, or intensities beyond what is currently allowed under the existing Antelope Valley Areawide General Plan or Los Angeles County Zoning Ordinance.

Lead Agency: Department of Regional Planning

Exempt Status: (Check one)

- ☐ Ministerial (Sec. 21080 (b)(1); 15268);
- ☒ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: CEQA Guideline § 15269(a)
- ☒ Statutory Exemption. State code number: Public Resources Code § 21172

Reasons why project is exempt: The 2009 Station Fire in the Angeles National Forest, which resulted in the Governor of California declaring a state of emergency (Executive Order S-05-09), burned more than 160,000 acres and destroyed the majority of the residences in the agriculturally zoned, 30 parcel, 57 acre unincorporated community of Stonyvale. Establishment of the Stonyvale CSD facilitates construction of single-family residences substantially similar to that which existed in the community prior to the fire, and thus qualifies as an exempt emergency project under CEQA.

Lead Agency Contact Person: Mark Herwick, AICP **Telephone No:** (213) 974-6423

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?
   ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☐ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing and posting at County Clerk: _____

Attachment 6: Legal Notice of Board Hearing

COUNTY OF LOS ANGELES

NOTICE OF PUBLIC HEARING
ON PROPOSED AMENDMENT TO TITLE 22 (ZONING ORDINANCE)
OF THE LOS ANGELES COUNTY CODE

STONYVALE COMMUNITY STANDARDS DISTRICT: Proposed amendment to the Los Angeles County Code (Title 22 – Zoning Ordinance) to establish the Stonyvale Community Standards District.

NOTICE IS HEREBY GIVEN that the Regional Planning Commission of the County of Los Angeles has recommended approval of an ordinance to establish the Stonyvale Community Standards District.

NOTICE IS ALSO HEREBY GIVEN that a public hearing will be held before the Board of Supervisors, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 at **9:30 a.m. on _____, 2011** pursuant to Title 22 of the Los Angeles County Code and Title 7 of the Government Code of the State of California (Planning and Zoning Law) for the purpose of hearing testimony relative to the adoption of the above mentioned amendment.

Written comments may be sent to the Executive Office of the Board of Supervisors in Room 383 at the above address. If you do not understand this notice or need more information, please contact Mr. Mark Herwick at (213) 974-6470 between 8:00 a.m. and 5:30 p.m. Monday through Thursday or e-mail him at mherwick@planning.lacounty.gov. Project materials will also be available on the Department of Regional Planning website at: http://planning.lacounty.gov/view/stonyvale_community_standards_district/.

Pursuant to the California Environmental Quality Act and County Guidelines, a Notice of Exemption has been prepared.

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aid and services such as material in alternate format or a sign language interpreter, please contact the Americans with Disabilities Act Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice."

Si no entiende esta noticia o necesita más información, por favor llame este número (213) 974-4899.

SACHI A. HAMAI
EXECUTIVE OFFICER-CLERK OF
BOARD OF SUPERVISORS

Attachment 7: List of Persons to be Notified

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

LIST OF PERSONS TO BE NOTIFIED

The *List of Persons to Be Notified* has been submitted to the Executive Office of the Board of Supervisors